



## **COTTONWOOD HEIGHTS PLANNING COMMISSION MEETING AGENDA**

Notice is hereby given that the Cottonwood Heights Planning Commission will hold a **Work Session Meeting** (suite 250 City Council Conference Room) beginning at **5:00 p.m.** and a **Business Meeting** (suite 300 Council Chambers) beginning at **6:00 p.m. on Wednesday, December 3, 2014**, located at 1265 E. Fort Union Blvd., Cottonwood Heights, Utah.

### **5:00 p.m. WORK SESSION (suite 250)**

#### **1.0 Review Business Meeting Agenda**

*(The Commission will review and discuss a request from Christian and Shellee Neff for a general plan and zone map amendment to the properties at 8595-8959 S. Wasatch Boulevard; a request from Chris McCandless, Canyon Centre Capital, for conditional use approval of the Canyon Centre Phase II site plan for a mixed-use project on 10.85 acres on the property located at 7359 South Wasatch Boulevard; a City-initiated text amendment to Chapter 19.72 ("Sensitive Lands") and Chapter 19.75 ("Geological Hazard Areas") of the Cottonwood Heights Municipal Code to combine those chapters, and additional provisions, into new Chapter 19.72 ("Sensitive Lands Evaluation and Development Standards (SLEDs)); a City-initiated text amendment to Chapter 19.46 (O-R-D Office, Research and Development Zone, Cottonwood Heights Municipal Code) that will include plasma blood centers as a conditional use in the ORD zone.)*

#### **2.0 Discussion Item**

*(The Commission will discuss a request from Richard Cook, Giverny, LLC, for a conditional use permit and site plan approval for a 165-lot planned unit development on 45 acres (Giverny PUD) at 9160 S Wasatch Boulevard.)*

#### **3.0 Discuss Status of Other Pending Matters**

*(The Commission may also discuss the status of other pending applications and matters before the Commission and new applications and matters to be considered by the Commission in the future.)*

### **6:00 p.m. BUSINESS MEETING (suite 300)**

#### **1.0 WELCOME/ACKNOWLEDGEMENTS – Commissioner Walker**

#### **2.0 CITIZEN COMMENTS**

*(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to three minutes per person per item. A spokesperson who has been asked by a group that is present to summarize their concerns will be allowed five minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the City Planner prior to noon the day before the meeting.)*

#### **3.0 PUBLIC HEARINGS**

##### **3.1 (Project #ZMA 13-006) Public Comment on a request from Christian and Shellee Neff for a general plan and zone map amendment to the properties at 8595-8959 S. Wasatch Boulevard.**

*(Public comment will be taken on a request from Christian and Shellee Neff for a general plan and zone map amendment to the properties at 8595-8959 S. Wasatch Boulevard. The applicant is requesting to amend the general plan from Low Density Residential to Residential Office and to amend the zone map from R-1-8 to R-O. The properties total approximately 1.49 acres in size.)*

**3.2 (Project #CUP 14-009) Public Comment on a request from Canyon Centre Capital for conditional use approval of the Canyon Centre Phase II site plan for a mixed-use project on 10.85 acres on the property located at 7359 South Wasatch Boulevard**

*(Public comment will be taken on a request from Chris McCandless, Canyon Centre Capital, for conditional use approval of the Canyon Centre Phase II site plan for a mixed-use project on 10.85 acres on the property located at 7359 South Wasatch Boulevard, Cottonwood Heights, UT. The proposed project includes a multi-family housing structure with gross floor area over 10,000 square feet, a single-family housing development with modified setbacks and increased height through the addition of a third story on some units, and a restaurant, all of which are also conditional uses.)*

**3.3 (Project #ZTA - 14-004) Public Comment on a City-initiated text amendment to combine current Chapter 19.72 (“Sensitive Lands”) and Chapter 19.75 (“Geological Hazard Areas”) of the Cottonwood Heights Municipal Code into new Chapter 19.72 (“Sensitive Lands Evaluation & Development Standards” (“SLEDS”)).**

*(Public comment will be taken concerning a City-initiated text amendment to Chapter 19.72 (“Sensitive Lands”) and Chapter 19.75 (“Geological Hazard Areas”) of the Cottonwood Heights Municipal Code to combine those chapters, and additional provisions, into new Chapter 19.72 (“Sensitive Lands Evaluation and Development Standards (SLEDS).”)*

**4.0 ACTION ITEMS**

**4.1 (Project #ZTA 14-003) Action on a City-initiated text amendment to Chapter 19.46 (O-R-D Office, Research and Development Zone) of the Cottonwood Heights Municipal Code that will include plasma blood centers as a conditional use in the ORD zone.**

*(The Commission will take action on a City-initiated text amendment to Chapter 19.46 (O-R-D Office, Research and Development Zone) of the Cottonwood Heights Municipal Code to include plasma blood centers as a conditional use in the ORD zone.)*

**4.2 Action taken to adopt a 2014 Meeting Calendar**

*(The Commission will take action to adopt a meeting calendar for 2014.)*

**4.3 Approval of November 5, 2014 Minutes**

**5.0 ADJOURNMENT**

*On Tuesday, November 25, 2014, at 4:00 p.m. a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices, Cottonwood Heights, Utah. A copy of this notice was faxed to the Salt Lake Tribune and Deseret News, newspapers of general circulation in the City by the Office of the City Recorder. The Agenda was also posted on the City’s website at [www.cottonwoodheights.utah.gov](http://www.cottonwoodheights.utah.gov) and the State Public Meeting Notice website at <http://pmn.utah.gov>*

DATED THIS 25<sup>th</sup> DAY OF NOVEMBER 2014

Kory Solorio, City Recorder

*Planning Commissioners may participate in the meeting via telephonic communication. If a Commissioner does participate via telephonic communication, the Commissioner will be on speakerphone. The speakerphone will be amplified so that the other Commissioners and all other persons present in the Council Chambers or Conference Room will be able to hear all discussions.*

*In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify Kory Solorio at (801)944-7020 at least 24 hours prior to the meeting. If you would like to submit written comments on any agenda item they should be received by the Planning Division no later than Tuesday at noon. Comments can be emailed to [bberndt@ch.utah.gov](mailto:bberndt@ch.utah.gov). Special accommodations for the hearing or visually impaired will be made upon a request to the office of the Cottonwood Heights City Recorder (801)944-7020. We would appreciate notification two working days prior to the meeting. TDD number is (801)270-2425 or call Relay Utah at #711*